010.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	864,100 / 864,100
					USE VALUE:	864,100 / 864,100
					ASSESSED:	864,100 / 864,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WHITTEMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAILEY CHRISTOPHER L/SUSAN
Owner 2:	
Owner 3:	
Street 1:	19 WHITTEMORE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILSON MARY E--ETAL -
Owner 2:	WALKER KATHLEEN H-RITA A -
Street 1:	19 WHITTEMORE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .067 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1829 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2936.000	457,600		406,500	864,100
Total Card	0.067	457,600		406,500	864,100
Total Parcel	0.067	457,600		406,500	864,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.51 /Parcel: 472.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 8100

GIS Ref

GIS Ref

Insp Date 11/18/17

!920!

PREVIOUS ASSESSMENT

Parcel ID 010.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	457,600	0	2,936.	406,500	864,100		Year end	12/23/2021
2021	101	FV	444,000	0	2,936.	406,500	850,500		Year End Roll	12/10/2020
2020	101	FV	443,800	0	2,936.	406,500	850,300	850,300	Year End Roll	12/18/2019
2019	101	FV	332,000	0	2,936.	431,900	763,900	763,900	Year End Roll	1/3/2019
2018	101	FV	318,600	0	2,936.	315,000	633,600	633,600	Year End Roll	12/20/2017
2017	101	FV	318,600	0	2,936.	274,400	593,000	593,000	Year End Roll	1/3/2017
2016	101	FV	318,600	0	2,936.	233,700	552,300	552,300	Year End	1/4/2016
2015	101	FV	310,500	0	2,936.	228,600	539,100	539,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:14:09

LAST REV

Date	Time
01/31/18	11:25:25

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 920

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON MARY E--	49949-247		8/15/2007		485,000	No	No		
	11775-178		12/5/1969			No	No		N

USER DEFINED

Prior Id # 1:	8100
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2010	966	Porch	15,000					REBUILD FRT PORCH/
3/13/2008	239	Redo Kit	31,903			G9	GR FY09	add 1/2 bath demo

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Meas/Inspect	KB	Kevin B
5/20/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
11/9/2000	Hearing N/C		
10/26/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	243	PATRIOT
8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2936		Sq. Ft.	Site		0	80.	1.73	1									406,465						406,500	

Total AC/HA:	0.06740	Total SF/SM:	2936	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	406,465	Spl Credit		Total:	406,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	RUST		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24188280
Const Adj.:	1.04019594
Adj $ / SQ:	167.934
Other Features:	99442
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	562156
Depreciation:	104561
Depreciated Total:	457595

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

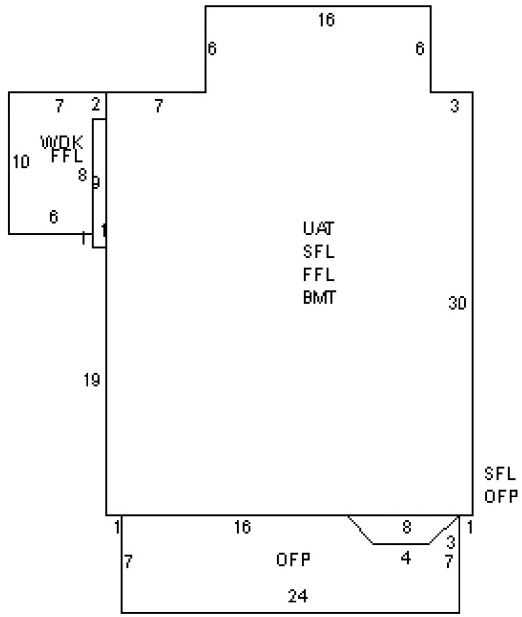
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	203.20
Special Features:	0	Val/Su Net:	147.66
Final Total:	457600	Val/Su SzAd	257.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	889	167.930	149,293
FFL	First Floor	885	167.930	148,622
BMT	Basement	876	50.380	44,133
UAT	Upper Attic	219	79.770	17,469
OFP	Open Porch	168	27.380	4,600
WDK	Deck	62	16.640	1,032

Net Sketched Area:	3,099			Total:	365,149
Size Ad	1774	Gross Area	3756	FinArea	1829

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	